



3  2  2 

**Freehold : Council Tax Band B**  
**EPC Rating D**

**Wearde Road, Saltash**

**BELVOIR!**

**Offers Over £238,000**



## Key Features

- > Semi Detached Cottage Built Circa 1896
- > Three Double Bedrooms
- > Larger Than Average Integral Garage With Electric Roller Door
- > Two Spacious Reception Rooms
- > Kitchen/Breakfast Room Added 2016

\*\*\* NO ONWARD CHAIN! \*\*\*

This charming and beautifully extended double-fronted character cottage offers deceptively spacious accommodation throughout and occupies a convenient location within walking distance of local schools, the SPAR convenience store, scenic walks and a range of everyday amenities. Combining period charm with modern comforts, this unique home stands out in today's market and is ideal for families or those seeking generous living space.

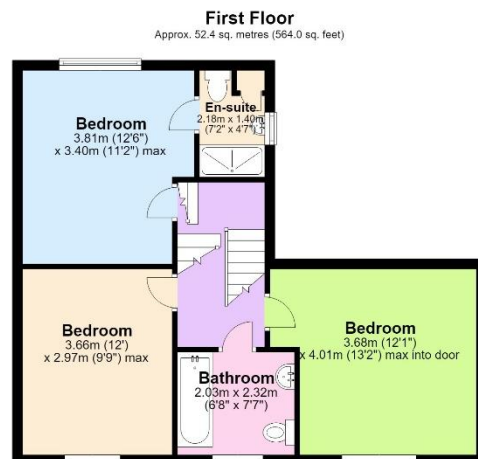
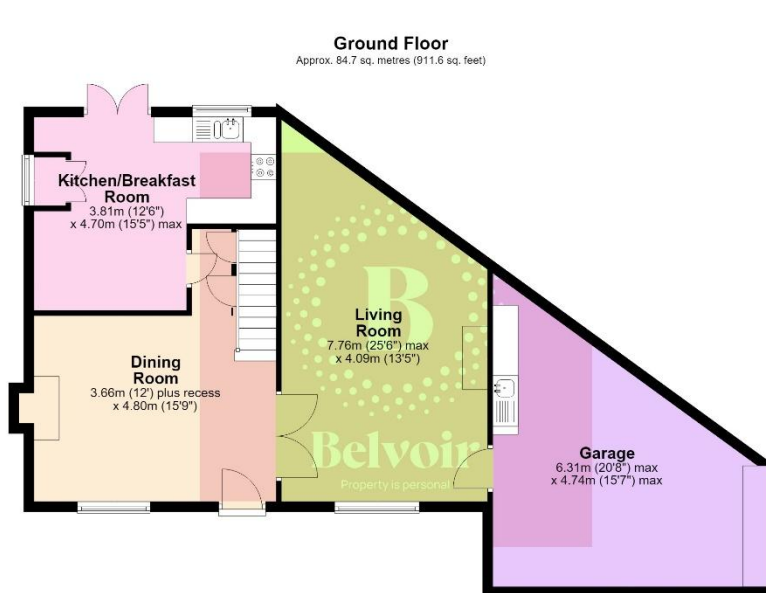
The accommodation comprises three excellent-sized double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish modern family bathroom.



Downstairs, the property boasts a spacious extended living room complete with a cosy wood-burning stove, a generous dining room featuring an attractive fireplace, and a contemporary kitchen/breakfast room with French doors opening onto the enclosed, low-maintenance outdoor space, perfect for relaxing or entertaining.

A particular highlight is the larger than average integral garage, fitted with an electric roller door and plumbing, offering excellent storage, workshop potential or scope for a variety of uses. Further benefits include gas central heating, double glazing, pleasant views and the added advantage of no onward chain. A truly individual home that must be viewed to be fully appreciated.

Saltash is a picturesque town that lies just across the River Tamar from Plymouth and is often referred to as the "Gateway to Cornwall". The town centre itself provides many shops and the doctors, dentists, library and leisure centre are all close by. There are four primary schools and a secondary school, along with a local health centre and many places of worship. South East Cornwall boasts many waterside villages such as St Germans and Cargreen, all within easy commuting distance to Saltash and the City of Plymouth. Saltash is a busy and thriving town, with great transport links into Cornwall and along the A38 corridor.



Total area: approx. 137.1 sq. metres (1475.6 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# BELVOIR!

Contact us today to arrange a viewing...

[belvoir.co.uk/offices/plymouth](http://belvoir.co.uk/offices/plymouth)

01752 850440